

MEETING OF THE CITY OF RUSHVILLE, INDIANA COMMON COUNCIL

FEBRUARY 7, 2017

6:00 P.M.

CALL TO ORDER: The Common Council of the City of Rushville met on the above date and time at 270 West 15th Street, Rushville, Indiana. Mayor Pavey called the meeting to order at 6:15 p.m.

PLEDGE TO THE FLAG: The Pledge to the Flag was recited by those present.

PRAYER: Councilman Berkemeier led those present in prayer.

ROLL CALL: Bob Bridges, Brian Conner, Craig Smith, Brad Berkemeier, and Gary Cameron answered roll call. Antonia Walker, student advisor was not present. Also present were City Attorney, Tracy Newhouse, and Kate Thurston, *Rushville Republican*.

PUBLIC HEARING DISPOSAL OF PROPERTY (4 ACRES): Newhouse said they have been speaking with a developer regarding housing on 16th Street and market rate apartments near the railroad. We will need Council's permission to sell. Mayor Pavey will negotiate the sale. Newhouse asked for any questions or comments.

Councilman Smith asked if there would be contingencies on the property in the agreement. Pavey said that would be included.

Newhouse said we would sell at the appraised value. Smith asked if the sale would include utilities, lighting, drainage, etc. Pavey said yes, it would. and the units would be comparable to property adjacent to this property. Bridges moved to close the public hearing. Conner seconded the motion. The public hearing was closed.

MINUTES: Smith moved to approve the minutes of the January 17, 2017 meeting as presented. Cameron seconded the motion. Motion carried.

MAYOR'S REPORT: Mayor Pavey reported the following:

1. He said the Flatrock Grill is having testing done through the Brownfield grant.
2. Met with Ivy Tech on the 2nd.
3. The market fresh bakery has opened. It will be open on Wednesday evening and Saturday morning.
4. Attended the funeral for City employee, Bobby Jones yesterday.
5. Will meet with Dave Jordan on the 8th.
6. On the 17th we will travel to Huntingburg for a Stellar meeting.
7. Will meet with Jeff Plaster on the 20th.
8. May 13th is the Mayor's 5K.

9. Tentatively the 29th will be the dedication of the Joe Cotton Bridge.
10. Met with CGS (now Advance Disposal). They have asked for time to get up to speed with our proposal.
11. We had an air test at City Hall.
12. We had the quarterly meeting with Indot.
13. We have been trying to clear up some confusion regarding a wage study noted on the utility bill regarding an income survey.
14. Smith asked for an update on the utility insurance proposal presented to Council. The Mayor will check and report back.
15. We are waiting to hear if various legislation passes for downtown sales tax; food & beverage; fuel & infrastructure.
16. There was a press release today regarding Vectren and their placement of gas mains and services.

CLERK-TREASURER'S REPORT: Clerk-Treasurer Copley said she does not have the bank reconciliation ready because she is having problems getting the general fund to balance.

COUNCIL PRESIDENT'S REPORT: None.

COMMITTEE REPORTS:

- **Stellar Designation** – Pavey said they are meeting regularly and the main focus is on the overlook. They will attend 4 educational classes.

Jason Semlar, from Umbaugh, was present to discuss financing of the projects. He said we are looking to fund a match of \$4 million. He said due to our debt limit we are looking at 3 separate BANS. They would include BANS from the city, park, and redevelopment. He reviewed each one. He said after 5 years the principal not paid will roll over into a bond.

- **Amphitheater/Park Board** – Cameron said they have one band left to sign.
- **Marketing** – We are working on marketing.
- **APC/BZA** – Moving along very well.
- **City Center** – Pavey said they met 2 times last week. He said he would like to have Council's okay to withdraw from conversations with the architect and the Poole Group. He said there is a risk of losing the ADA grant. He sent Council a packet regarding moving forward. The project does not meet our budget. We own the drawings but we need a team to work with us that will fit our budget. Smith moved to reject the bid from the Poole Group. Bridges seconded the motion. Motion carried.
- **Cherry Street Extension** – Mayor Pavey said the Board of Works accepted the proposal for Phase II from F & V. We will need to score the proposal.

- **Brownfield Grant** – Currently doing borings.
- **ECDC** – Working on projects.

DEPARTMENT HEAD REPORTS:

Police – Chief Tucker handed out monthly statistics report. The Board of Works approved a conditional offer of employment to Joshua Clifton for patrolman. He will go for his medical evaluation tomorrow.

Fire – Chief Jenkins informed Council that the Board of Works approved promotions of Mike Justice to Captain and Richard Tracy to lieutenant.

We received approval for another 9 homes on the BEP grant.

Park – Park Director Gurley thanked Council for their comments on the “year of positivity”.

He said they will be conducting interviews tomorrow for the pool. They are making repairs to park benches and are purchasing 8 park benches, and new frames for tables. They will be offering basketball clinics at the Boys & Girls Club for \$5.00. The Valentine dance will be Friday. The cost is \$3.00 which will go to the United Fund. The dance will be at the Boys & Girls Club. We will be taking over the t-ball program. Applications will be going out this week. The cost is \$30.00 and is for 3-5 year olds.

Animal – Warden Moran said they are doing renovations to the building.

Street – Commissioner Miller said the Board of Works gave him permission to hire a part-time person to ride the garbage truck. He is working with the community corrections to find a candidate.

CITIZEN CONCERNS/COMMENTS: None.

UNFINISHED BUSINESS:

1. **Trash Options** – Smith made a motion to approve Ordinance 2017-4. Conner seconded the motion. Motion carried.
2. **16-CO-030 RMH MRI** – Berkemeier made a motion to table since we have not received the requested information. Conner seconded the motion. Motion carried.
3. **Drainage Permit Fees** – Smith made a motion to approve Ordinance 2017-2 with the amendment to correct a Council member’s name. Bridges seconded the motion. Motion carried.
4. **Rushville City Center** – Discussed.

5. **Inter-local Agreement on Taxes and Liens** – Cameron made a motion to approve the agreement. Conner seconded the motion. Motion carried.

NEW BUSINESS:

1. **Emerson SB1** – Bridges moved to approve the SB1's for personal property and real estate. Smith seconded the motion. Motion carried with Berkemeier opposing. Earl Jacobs gave an update on the facility.
2. **17-CO-01 Tops True Value Signage, 17-CO-02 Rushville Family Fitness** – Bridges moved to approve both corridor overlays. Smith seconded the motion. Motion carried.
3. **16th Street Property Disposal of Property** – Bridges made a motion to approve Resolution 2017-3. Cameron seconded the motion. Motion carried.
4. **Stryker Power Load Cot Purchase** – Berkemeier made a motion to approve the purchase of the power load cot from the EMS non-reverting fund. Conner seconded the motion. Motion carried.
5. **Purchase Patrol Vehicles** – Cameron made a motion to purchase 2 2017 Dodge Chargers from Fletcher with 2 Dodge Chargers used for trade ins. Conner seconded the motion. Motion carried.
6. **Housing Study Mike Higbee** – Mike Higbee came before Council to explain the concept of HOTIF (Housing Tax Increment). Higbee said the market in Rushville is dormant and that we need a strategy to develop new housing. HOTIF allows capture of property tax increment from new investment to be used to encourage new private and public investment in which disinvestment and aging housing stock is serving as a detriment to normal development. It can be used to upgrade infrastructure and neighborhood amenities; to encourage investment in housing rehabilitation or new housing including single family housing; and purchasing properties to encourage new investment.

The City would need to indicate the desire to utilize the HOTIF tool. The current law would need to be amended to accommodate Rushville. The City would need to establish a HOTIF district. City partners would need to encourage rehabilitation and new housing. The increment would be used to support public improvements and to encourage private investment.

There was a consensus by Council to move forward.

7. **Half Day Off a Month** – Mayor Pavey said this issue has resurfaced for the 3 office employees at City Hall. He said he is not in favor of accumulating too much time.

Councilman Smith asked if every department was entitled to one half day off. Pavey said they are not. Pavey said if this is allowed there needs to be an amendment to the handbook since there is nothing in writing stating such a policy. Councilman Conner volunteered to review the matter. He said if this is allowed for one then everyone should be allowed the same. Clerk-Treasurer Copley said she does not have an issue with the half day off a month, but would ask that the day have to be taken off each month and not carried forward if not used. Smith said maybe one person should be asked to come to Council and tell why they need the half day off. The matter was tabled for further review.

CLAIMS AND MONTHLY BANK RECONCILIATION: Berkemeier moved to approve the claims as presented. Cameron seconded the motion. Motion carried.

ITEMS NOT KNOWN IN ADVANCE: Mayor Pavey asked Councilman Bridges to look into a complaint at the crosswalk at 13th & Harrison.

ADJOURN: There was no further business to come before Council; Conner moved to adjourn. Cameron seconded the motion. The meeting adjourned at 8:47 p.m.